

6 March 2020

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634-652 High Street & 87-91 Union Road, Penrith | ARCHITECTURAL Design Competition (Buildings 1 and 2)

Dear Bernardo,

We write regarding the Architectural Design Competition for 634-652 High Street & 87-91 Union Road, Penrith. The Competition was held in accordance with an endorsed brief and procedures contained in the NSW Director General's Design Excellence Guidelines. As such, a waiver from the Secretary to complete a competition is not required to be received under clause 8.4(3) of the *Penrith Local Environmental Plan 2010*, to satisfy the relevant provisions of Section 8.4.

It is acknowledged that the evolution of the proposed design since completion of the Competition in November 2017 has been significant. However, the Design Integrity Panel has reviewed these revisions and considers that the proposed development still exhibits design excellence as outlined in clause 8.4(2) of *Penrith Local Environmental Plan 2010*.

In February and March 2019, the Design Integrity Panel (DIP) reviewed a new scheme for the Site's eastern portion which conformed with recent LEP amendments that permit an FSR of up to 6:1. The DIP confirms it has since been involved in ongoing design review of several presentations by SJB & Architect Prineas and conclude the following:

- Design quality of the current 6:1 FSR concept is superior to the previously approved 3.3:1 development for the site.
- Proposed podium which contains 4 above ground parking levels is an effective response to the high-water table, and with elevation redesign, provides an engaging sculptural backdrop to the surrounding streetscape including future adjacent open space to the west.
- Increased height of northern tower will have no adverse visual impacts due to the revised floorplan and elevation redesign which successfully moderate building bulk and scale.

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- Northern tower elevation redesign creates a more coherent architectural relationship with the southern tower, and combined form a unified whole with the podium.
- Redesign of tower elevations has provided optimal indoor climate conditions reducing energy requirements for cooling apartments.
- Redesign of common areas offers a wider range of on-site recreation opportunities enhancing social interaction between residents.
- Consolidating back-of-house services, rationalising commercial tenancies, and reconfiguring ground floor lobbies to residential towers all contribute to better-activated street frontages.

The DIP agrees unanimously that the *Penrith Local Environmental Plan 2010* design excellence provisions are satisfied by the detailed 6:1 FSR scheme which was presented on 2 March 2020.

The DIP recommends that the current panel members be retained for on-going review of design quality following submission of the development application.

Yours sincerely,



Dillon Kombumerri
Principal Architect GANSW
Design Integrity Panel Chair

Panel Members:

Bob Nation – TOGA representative and Independent Architect
Brett Newbold – Penrith Design Review Panel and Urban Design Expert

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